

ORDINANCE NO. 939

AN ORDINANCE ;AMENDING SECTION 27-18 OF THE  
CODE OF THE CITY OF LODI AND THEREBY SUBSTI-  
TUTING SITE PLAN AND ARCHITECTURAL APPROVAL  
FOR THE EXISTING APPROVAL OF PLANS REQUIREMENT.

The City Council of the City of Lodi does ordain as follows:

Section 1, Section 27-18 of the Code of the City of Lodi is hereby  
amended to read in full as follows:

SECTION 27-18. SITE PLAN AND ARCHITECTURAL  
APPROVAL.

a. Purpose. The purpose of site plan and architectural approval is to determine compliance with this chapter (i.e. Zoning Ordinance) and to promote the orderly development of the City, the stability of land values, investment and the general welfare, and to help prevent the impairment or depreciation of land values and development by the erection of structures or additions or alterations thereto without proper attention to siting or to unsightly, undesirable or obnoxious appearance.

b. Site Plan and Architectural Approval Committee. There is hereby established a Site Plan and Architectural Approval Committee to assist the Planning Commission in reviewing site plans and architectural drawings. The membership thereof shall consist of five (5) members, three (3) of whom shall be appointed by the Chairman of the Planning Commission with approval of the City Planning Commission and two (2) members of the City Staff designated by the City Manager, one of whom shall be appointed from the Public Works Department and one of whom shall be appointed from the Planning Department.

Members of the Approval Committee shall be appointed for two (2) year overlapping terms. At its organization meeting, members of the Committee shall draw lots to determine their reappointment dates.

c. Approval Required. Site Plan and Architectural approval is required for the following uses:

1. Residential building proposed to be erected in areas zoned R-GA, R-MD, R-HD, C-P and C-1 which abut upon areas zoned R-1 or R-2, except single-family dwellings, duplexes and triplexes.
2. Commercial-professional offices and institutional buildings proposed to be erected in areas zoned C-P and C-1 which abut upon areas zoned R-1, R-2 or R-GA.
3. Non-residential buildings proposed to be erected in areas zoned C-1, C-2, C-M, M-1 and M-2 which abut upon areas zoned R-1, R-2, R-GA, R-MD, R-HD or C-P.
4. Any use requiring a Use Permit.

d. Application. Application shall be made by the property owner or agent on a form provided by the City.

e. Maps and Drawing Required. The following maps and drawing, in duplicate, shall be submitted:

1. Siting of structures so as to preserve light and air on adjoining properties .
2. Landscaping and/or fencing of yards and setback area, use of landscaping and/or wall or fencing for screening purposes.
3. Design of ingress and egress.
4. Off-street parking and loading facilities.

5. Drawings or sketches of the exterior elevations.

6. Designation of location of existing fire hydrants.

f. Actions of the Site Plan and Architectural Approval Committee. The approval Committee shall have the function, duty, and power to approve or disapprove, or to approve subject to compliance with such modifications or conditions as it may deem necessary to carry out the purpose of these regulations, the external design and site plan of all proposed new buildings or structures for which site plan and architectural approval are required. The Approval Committee shall impose such conditions as are necessary to carry out policies adopted by Ordinance or Resolution of the City Council.

Upon arrival of submitted plans or at the expiration of twenty-one (21) days, the Building Inspector shall issue a permit for such building, provided, that all other provisions of law have been complied with and except as otherwise herein provided for buildings requiring use permits or on items appealed to the Planning Commission and/or City Council.

g. Appeal Procedure. When the regulations specify that approval of a proposed development by the Approval Committee is a condition of issuance of a Zoning Approval, the decision of the Approval Committee approving or disapproving the development shall be subject to appeal to the Planning Commission by any person aggrieved, and shall not be effective until the expiration of the appeal period.

An appeal shall be made in writing to the Secretary of the Planning Commission within five (5) working days of the final decision of the Approval Committee.

Section 2. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 3. This ordinance shall be published one time in the "Lodi News Sentinel," a daily newspaper of general circulation, printed and published in the City of Lodi, and shall be in force and take effect thirty days from and after its passage and approval.

Approved this 2nd day of December, 1970.



BEN SCHAFFER, Mayor



*Bessie L. Bennett*  
Attest: BESSIE L. BENNETT  
City Clerk

State of California,

County of San Joaquin, ss.

I, Bessie L. Bennett, City Clerk of the City of Lodi, hereby certify that Ordinance No. 939 was introduced at a regular meeting of the City Council of the City of Lodi held November 18, 1970, and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held December 2, 1970, by the following vote:

Ayes: Councilmen - EHRHARDT, HUGHES, KIRSTEN,  
and SCHAFFER

Noes: Councilmen - KATNICH

Absent: Councilmen - None

I further certify that Ordinance No. 939 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.



*Bessie L. Bennett*  
Bessie L. Bennett  
City Clerk